GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department - Ramachandrapuram Municipality - Change of land use from Public and Semi-public use to Residential use to an extent of 1559.63 sq.mts. in R.S.No.485/P of Ramachandrapuram as applied by Sri Balusu Sudhakar and others – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 296 **Dated: 31-07-2017**

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.6184/2016/R1, dt:21.01.2017.
2. Govt. Memo.No.467262/H1/2017, Dated:11.04.2017.
3. From the DTCP, AP, Guntur, Lr.Roc.No.6184/2016/R1, dt:18.05.2017.
4. Govt. Memo No.11411/I2/2011, MA & UD (I2) Dept., dt:30.06.2012.
5. Govt. Memo No.467262/H1/2017, dt:22.06.2017.
6. Andhra Pradesh Gazette No.233, Part-I, dt:23.06.2017.
7. From the DTCP, AP, Guntur, Lr.Roc.No.6184/2016/R1, dt:13.07.2017.

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ORDER:

The draft variation to the land envisaged in Ramachandrapuram General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.233, Part-I, Dt:23.06.2017. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that the Commissioner, Ramachandrapuram Municipality has informed that the applicant has paid an amount of Rs.5,460/- towards Development / conversion charges and also the Director of Town & Country Planning, AP, Guntur in the reference 7th read above, he has reported that, the Commissioner, Ramachandrapuram Municipality has published the draft variation notification in two Daily News papers i.e., one in Deccan Chronicle in English version and one in Sakshi in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette on 31.07.2017.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Ramachandrapuram Municipality, Ramachandrapuram, E.G. District.

Copy to:
The individual through the Ramachandrapuram Municipality, Ramachandrapuram, E.G. District.
The District Collector, East Godavari District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Ramachandrapuram General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.427, MA., dated:21.09.2002 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.485/P of Ramachandrapuram to extent of 1559.63 Sq.Mts. and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Public & Semi-public land use in the General Town Planning Scheme (Master Plan) of Ramachandrapuram Town, sanctioned in G.O.Ms.No.427, MA Dt:21.09.2002 is now designates for Residential use by variation of change of land use basing on the Council Resolution No:174, dated:04.11.2016 as marked as “A, B,C, D” in the revised part proposed land use map bearing G.T.P. Map No.26/2017/R available in the Municipal Office of Ramachandrapuram Town, **subject to the following conditions that;**

1. The applicant shall handover the site affected portion under road widening through Registered Gift Deed at free of cost to Ramachandrapuram Municipality.
2. The applicant shall maintain buffer towards Murugu Kaluva as per G.O.Ms.No.119, MA&UD Dept. dated 28.03.2017.
3. The applicant shall take prior approval from the Competent Authority before development of site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 30’-0’’ wide road
East	:	Existing 29’-0’’ wide road to be widened as per Master Plan
South	:	Apartment Building under construction approved vide B.P No.103/2016/R.
West	:	Existing 30’-0’’ wide Municipal Drain followed by Residential Houses.

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER